



<b>EXTERIOR INFORMATION</b> test PDF - Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>							
Type: 2 - Bungalow	Full Bath	Rating:	CPT HAS GAR DOOR..			2										
Sty Ht: 1T - 1 & 3/4 Sty	A Bath:	Rating:														
(Liv) Units: 1	3/4 Bath: 1	Rating: Average														
Foundation: 1 - Concrete	A 3QBth:	Rating:														
Frame: 1 - Wood	1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard	A HBth:	Rating:														
Sec Wall: 1 - Wood Shingl	OthrFix:	Rating:														
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average														
Color: TAN	A Kits:	Rating:														
View / Desir:	Frl:	Rating:														
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:												
Grade: C - Average. (-)	<b>CONDOS INFORMATION</b>															
Year Blt: 1976	Eff Yr Blt:	Location:														
Alt LUC:	Alt %:	Total Units:														
Jurisdct: G10	Fact: .	Floor:														
Const Mod:				% Own:												
Lump Sum Adj:				Name:												
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD	Phys Cond: AV - Average	26. %	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall	Functional:	%	Interior:	1	4	1										
Sec Int Wall:	Economic:	%	Additions:													
Partition: T - Typical	Special:	%	Kitchen:													
Prim Floors: 4 - Carpet	Override:	%	Baths:													
Sec Floors: 6 - Ceramic Tile	Total:	26.2 %	Plumbing:													
Bsmnt Flr: 12 - Concrete	<b>CALC SUMMARY</b>			Electric:												
Subfloor:	Basic \$ / SQ:	100.00	Heating:													
Bsmnt Gar:	Size Adj.: 1.35000002		General:													
Electric: 3 - Typical	Const Adj.: 1.49391007															
Insulation: 2 - Typical	Adj \$ / SQ: 201.678															
Int vs Ext: S	Other Features: 50000															
Heat Fuel: 2 - Gas	Grade Factor: 0.90															
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000															
# Heat Sys:	NBHD Mod:															
% Heated: 100	LUC Factor: 1.00															
Solar HW: NO	Adj Total: 204854															
% Com Wal	Depreciation: 53672															
	Deprecated Total: 151182															
<b>MOBILE HOME</b>			WtAv\$/SQ:	AvRate:	Ind.Val											
Make:	Model:	Serial #:														
<b>SPEC FEATURES/YARD ITEMS</b>			PARCEL ID	127.0-0001-0011.0												
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
2																
More: N	Total Yard Items:	Total Special Features:						Total:								

127.0 0001 0011.0 2 of 2 Residential  
 test PDF Combine only Map Block Lot CARD ARLINGTON APPRAISED: 151,200 / 958,100  
 Total Card / Total Parcel 151,200 / 958,100  
 USE VALUE: 151,200 / 958,100  
 ASSESSED: 151,200 / 958,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
13		MT. VERNON ST, ARLINGTON

**OWNERSHIP**

Owner 1:	DE SANDER DONALD B & JULIE LYNN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 13 MT VERNON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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Street 1:	
Twn/City:	
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Twn/City:	
St/Prov:	Cntry
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Twn/City:	
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St/Prov:	Cntry
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Postal:	

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Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

Owner 1:	





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<b>EXTERIOR INFORMATION</b> test PDF - Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>							
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Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
4																
More: N	Total Yard Items:	Total Special Features:						Total:								
<b>IMAGE</b> AssessPro Patriot Properties, Inc																

127.0 0001 0011.0 1 of 2 Residential  
 test PDF Combine only Map Block Lot CARD ARLINGTON APPRAISED: 806,900 / 958,100  
 Total Card / Total Parcel  
 806,900 / 958,100  
 USE VALUE:  
 ASSESSED: 806,900 / 958,100



Patriot Properties Inc.

### PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		MT. VERNON ST, ARLINGTON

### OWNERSHIP

Unit #: \_\_\_\_\_

Owner 1: DESANDER DONALD B & JULIE LYNN

Owner 2: \_\_\_\_\_

Owner 3: \_\_\_\_\_

Street 1: 13 MT VERNON STREET

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

### PREVIOUS OWNER

Owner 1: VILLANDRY DAVID J & -

Owner 2: VILLANDRY CHERYL A -

Street 1: 13 MT VERNON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

### NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Clapboard Exterior and 1985 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

### OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

### PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	8									407,401						407,400	

### IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5400.000	399,500		407,400	806,900		81547
							GIS Ref
							GIS Ref
							Insp Date
							08/29/17

### PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	550,700	0	5,400.	407,400	958,100		Year end	12/23/2021
2021	101	FV	529,100	0	5,400.	407,400	936,500		Year End Roll	12/10/2020
2020	101	FV	524,900	0	5,400.	407,400	932,300		Year End Roll	12/18/2019
2019	101	FV	439,000	0	5,400.	407,400	846,400		Year End Roll	1/3/2019
2018	101	FV	439,000	0	5,400.	360,800	799,800		Year End Roll	12/20/2017
2017	101	FV	406,700	0	5,400.	302,600	709,300		Year End Roll	1/3/2017
2016	101	FV	406,700	0	5,400.	302,600	709,300		Year End	1/4/2016
2015	101	FV	378,300	0	5,400.	261,900	640,200		Year End Roll	12/11/2014

### SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILLANDRY DAVID	65622-142		6/26/2015		785,000	No	No		
	12711-177		10/8/1974		25,000	No	No	N	

### BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/23/2017	184	Add Bath	126,059	O				reno kitch add 1/2	8/29/2017	Measured	DGM	D Mann
6/20/2001	418	Redo Kit	15,000	C					8/29/2017	Permit Visit	DGM	D Mann
7/6/1999	392	Manual	6,500					REPAIR SIDING	8/29/2017	Left Notice	DGM	D Mann
									10/23/2008	Meas/Inspect	345	PATRIOT
									1/7/2000	Inspected	276	PATRIOT
									11/29/1999	Measured	264	PATRIOT
									5/1/1990		PM	Peter M

### ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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127.0 0001 0011.0 1 of 2 Residential  
 test PDF Combine only Map Block Lot CARD ARLINGTON APPRAISED: 806,900 / 958,100  
 Total Card / Total Parcel  
 806,900 / 958,100  
 USE VALUE:  
 ASSESSED: 806,900 / 958,100



Patriot Properties Inc.

### PROPERTY LOCATION

No	Alt No	Direction/Street/City
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Unit #: \_\_\_\_\_

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Owner 2: \_\_\_\_\_

Owner 3: \_\_\_\_\_

Street 1: 13 MT VERNON STREET

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

### PREVIOUS OWNER

Owner 1: VILLANDRY DAVID J & -

Owner 2: VILLANDRY CHERYL A -

Street 1: 13 MT VERNON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

### NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Clapboard Exterior and 1985 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

### OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

### PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
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o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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### IN PROCESS APPRAISAL SUMMARY

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							GIS Ref
							GIS Ref
							Insp Date
							08/29/17

PREVIOUS ASSESSMENT									Parcel ID	127.0-0001-0011.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
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SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILLANDRY DAVID	65622-142		6/26/2015		785,000	No	No		
	12711-177		10/8/1974		25,000	No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION						
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									1/7/2000	Inspected	276	PATRIOT					
									11/29/1999	Measured	264	PATRIOT					
									5/1/1990		PM	Peter M					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b> test PDF - Combine only			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>														
Type: 15 - Old Style	Full Bath: 1	Rating: Very Good	A Bath: 1	Rating:	WALK UP UAT EST STUDIO APT OVER GAR.			8															
Sty Ht: 2A - 2 Sty +Attic	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:																			
(Liv) Units: 1	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																			
Foundation: 3 - BrickorStone	OthrFix:	Rating:																					
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Color: TAN	A Kits:	Rating:																					
View / Desir:	Fpl: 1	Rating: Good																					
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:																			
Grade: C - Average																							
Year Blt: 1913	Eff Yr Blt:																						
Alt LUC:	Alt %:																						
Jurisdct: G18	Fact: .																						
Const Mod:																							
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<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>			<b>SUB AREA</b>			<b>SUB AREA DETAIL</b>								
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Functional:			No Unit	RMS	BRS	FL														
Prim Int Wal 2 - Plaster			Economic:			1	6	3															
Sec Int Wall: %			Special:																				
Partition: T - Typical			Override:																				
Prim Floors: 3 - Hardwood			Total:	10.8 %																			
Sec Floors: 5 - Lino/Vinyl	15 %		<b>CALC SUMMARY</b>			<b>COMPARABLE SALES</b>																	
Bsmnt Flr: 12 - Concrete			Basic \$ / SQ: 135.00			Rate	Parcel ID	Typ	Date	Sale Price													
Subfloor:			Size Adj.: 1.34674847																				
Bsmnt Gar:			Const Adj.: 0.99544507																				
Electric: 3 - Typical			Adj \$ / SQ: 180.983																				
Insulation: 2 - Typical			Other Features: 105750																				
Int vs Ext: S			Grade Factor: 1.00																				
Heat Fuel: 1 - Oil			NBHD Inf: 1.00000000																				
Heat Type: 3 - Forced H/W			NBHD Mod:																				
# Heat Sys: 1			LUC Factor: 1.00																				
% Heated: 100			Adj Total: 447895																				
Solar HW: NO	Central Vac: NO		Depreciation: 48373																				
% Com Wal	% Sprinkled		Depreciated Total: 399522																				
<b>MOBILE HOME</b>			Make:			Serial #:			Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>			PARCEL ID 127.0-0001-0011.0																				
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